

Developer's Perspective on the Blight Removal Process

By:

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Purpose of this Presentation

- To show some of the difficulties that Development Companies face as they try to decrease blight throughout Virginia by development or redevelopment of sites

Experience In the Industry

***30 years in the Development Business,
primarily in Virginia

***Former Chair of Richmond Apartment and
Management Association and Board Member
of Virginia Apartment Management
Association

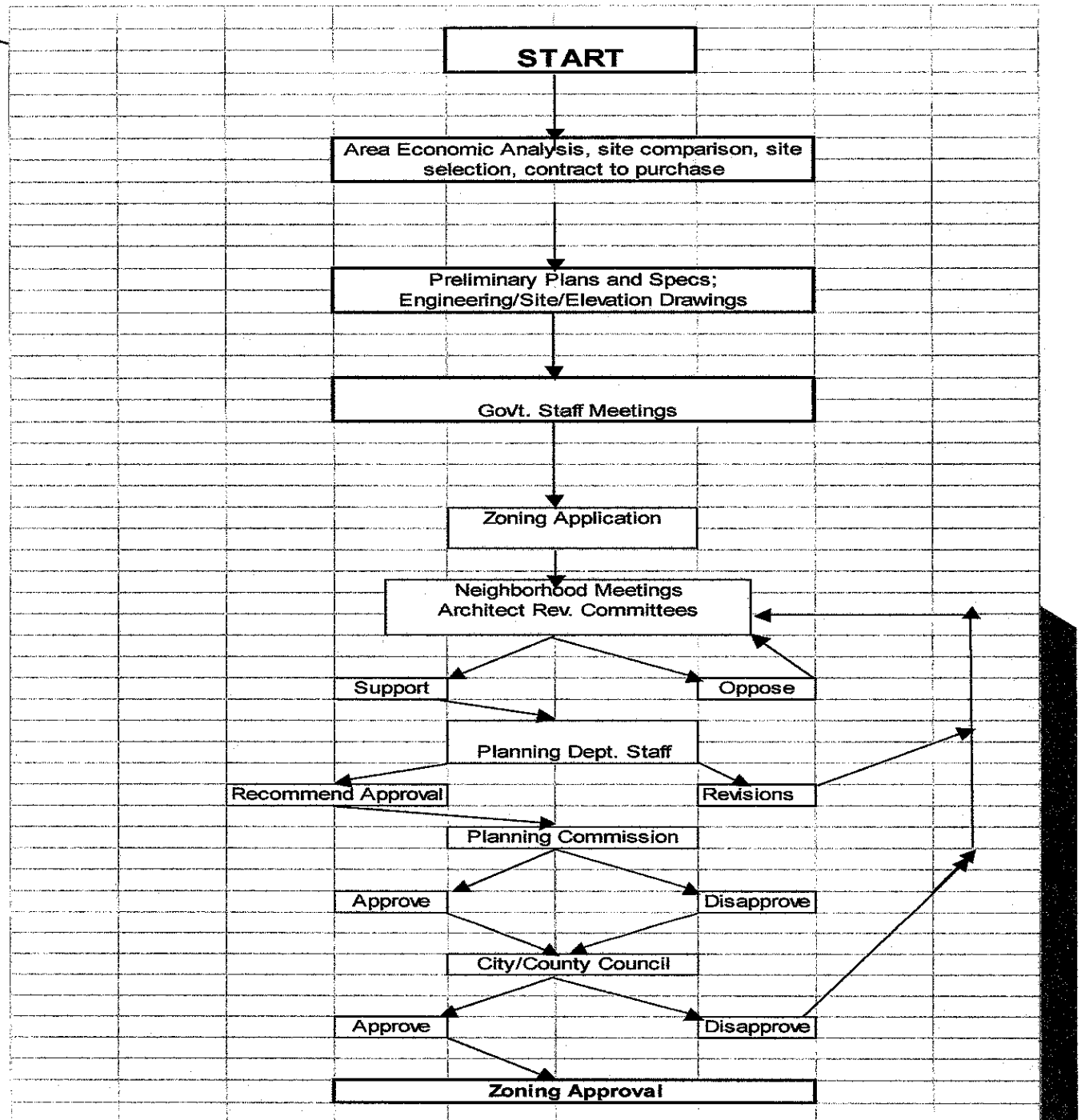
***Successfully managed and developed
thousands of apts.

The Development Processes

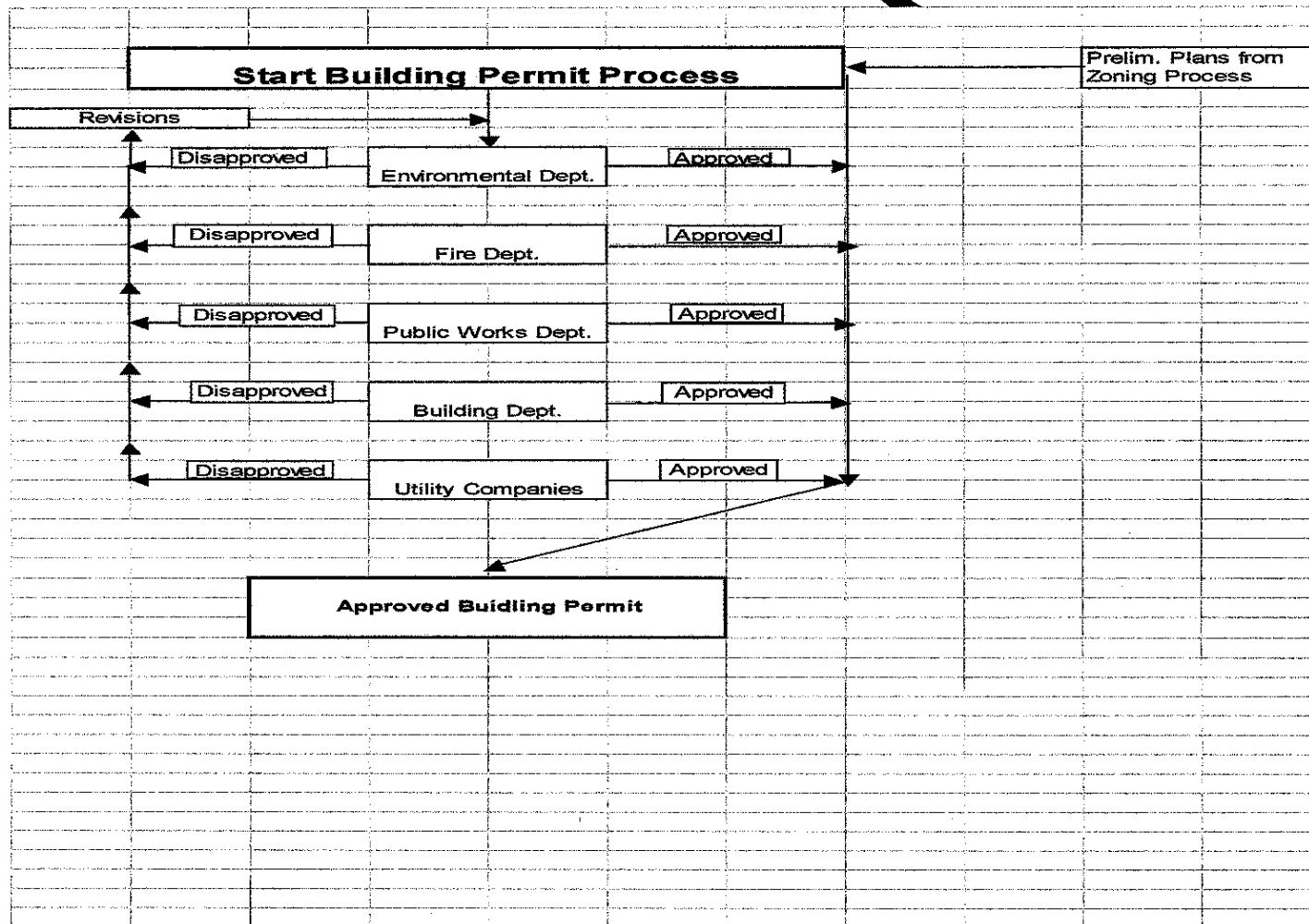
Zoning and Building Permits



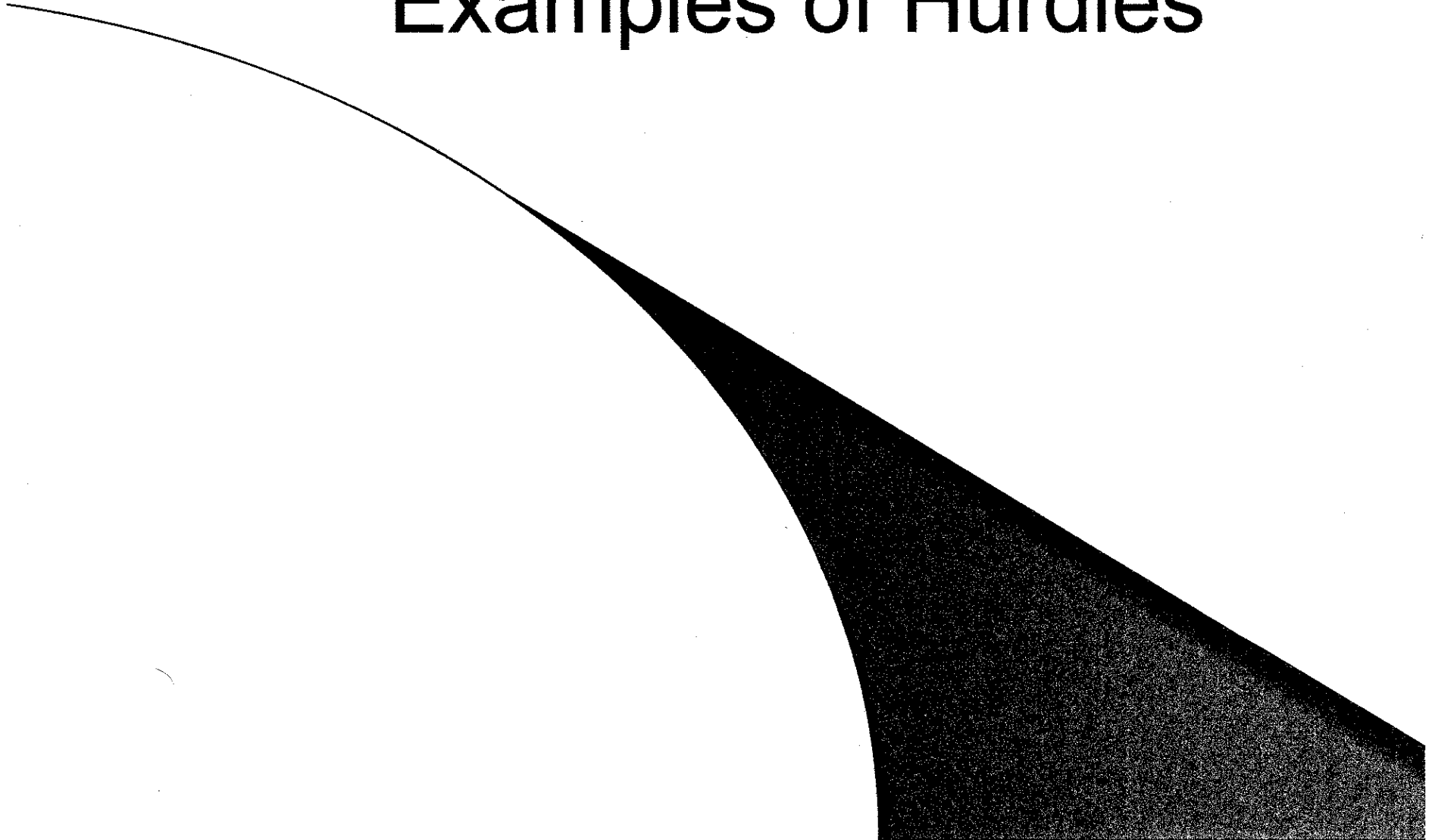
The Zoning Process



The Building Permit Process



Examples of Hurdles



300 Apartments, Central Virginia, Before Renovation



300 Apartments, Central Virginia After Renovation



56 Apartments Central Virginia Before Renovation



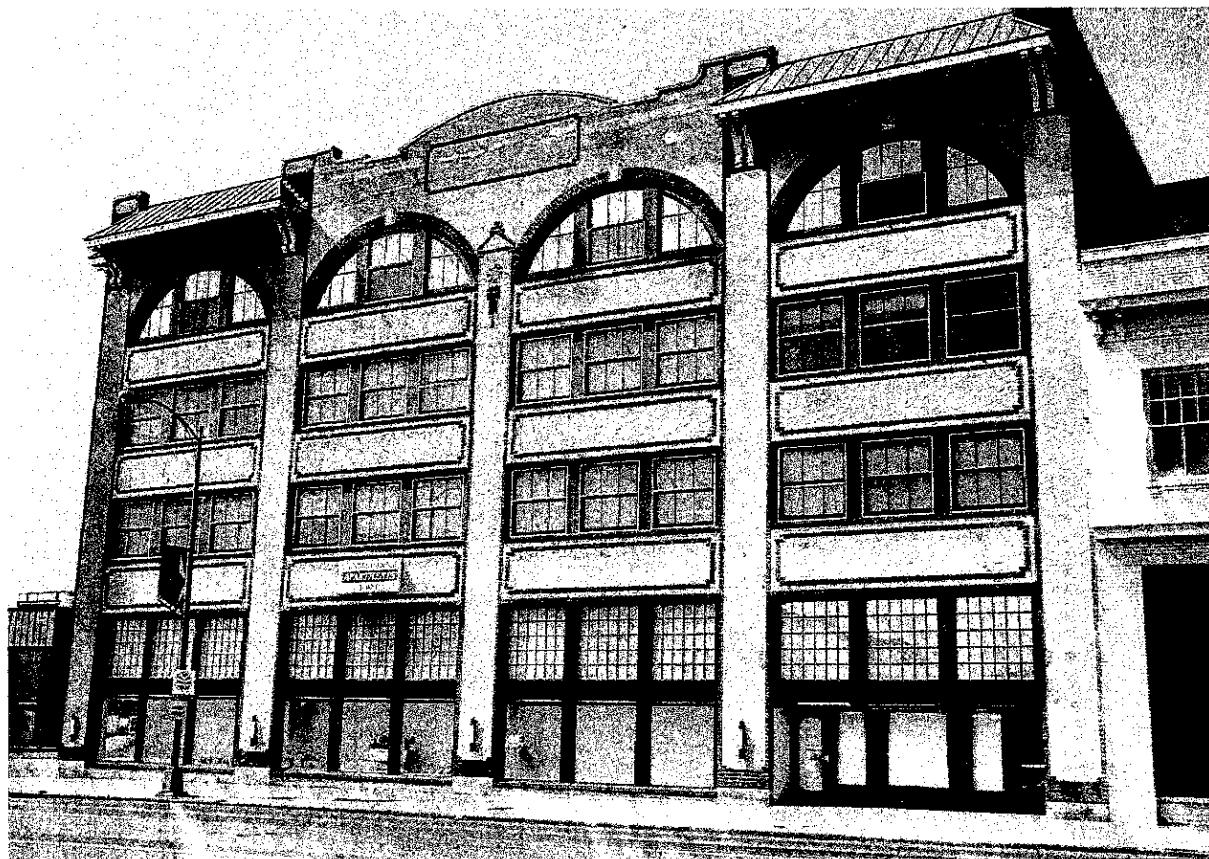
Blighted Apartments After Renovation

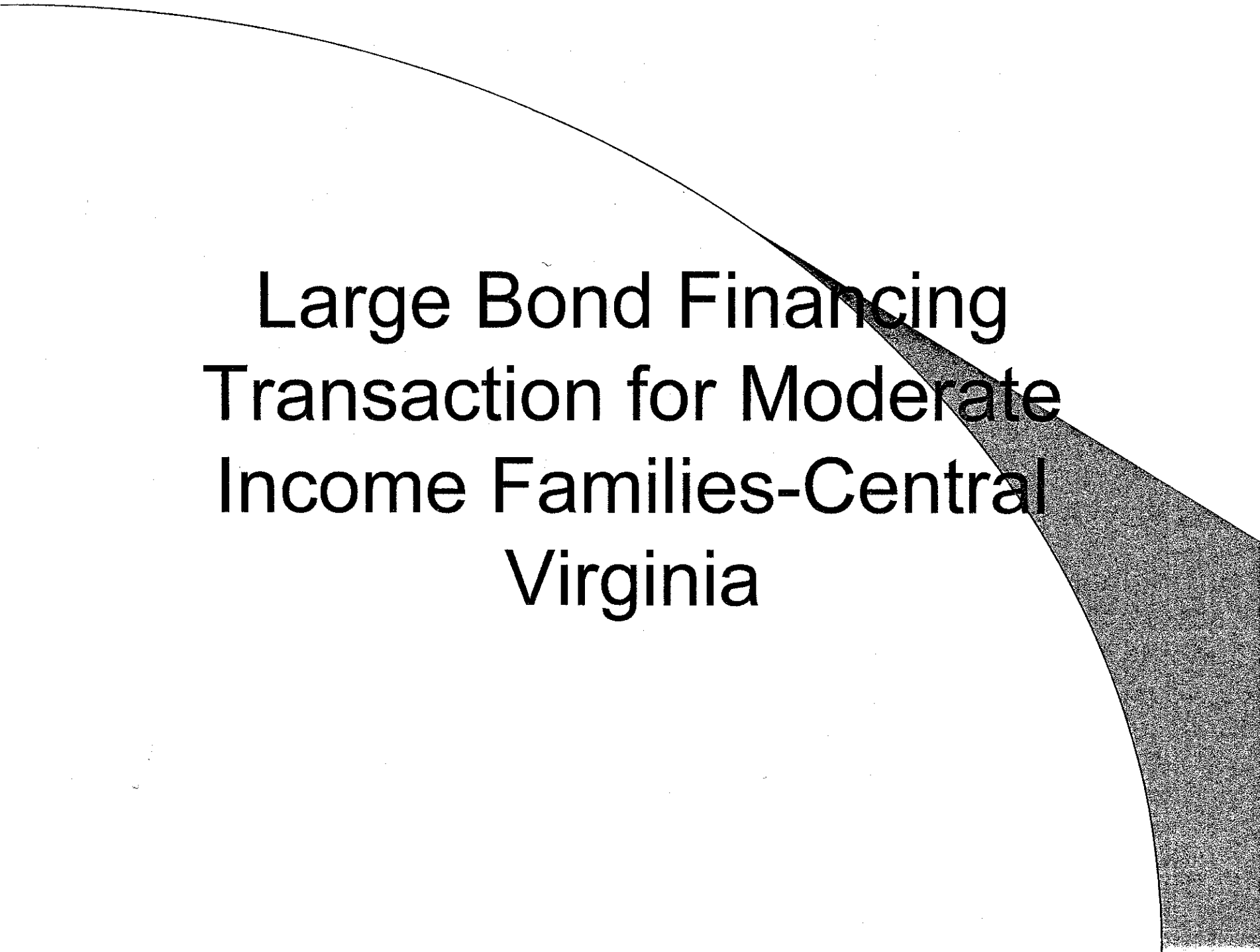


Blighted Garage Conversion Before Renovation



Blighted Garage Conversion After Renovation



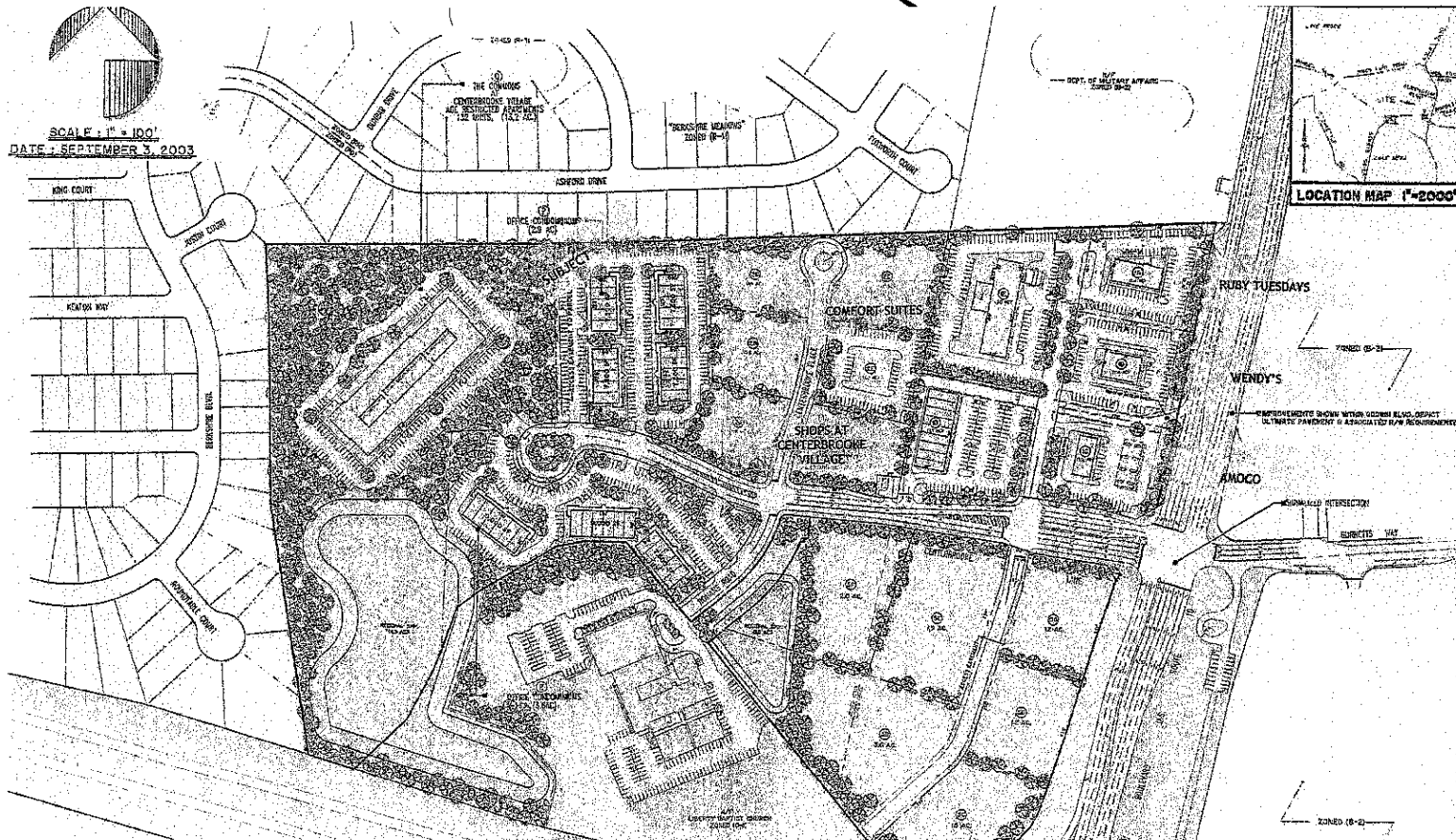
A decorative graphic element consisting of a thin black curved line starting from the top left and sweeping down towards the right. Below this line, a grey shaded area with a stippled texture extends from the right side of the page towards the center, partially overlapping the text.

Large Bond Financing Transaction for Moderate Income Families-Central Virginia

New Construction Issues



Site Development Issues



Conflicting Laws

- Seniors....are they 55 or 62?????

Conflicting Enforcement

- Hurdles prior to construction
- Inspections during construction

Proffers

- 130 Independent Living Seniors Apt. Homes----\$600,000 in Proffers....

For Increased Public Costs?
What Are The Actual Costs?
For Increased Public Benefit?



**THANK YOU FOR YOUR
TIME AND ATTENTION**